

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Paul

State: MN

PJ's Total HOME Allocation Received: \$37,624,099

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	6		
<u>Program Progress:</u>							
% of Funds Committed	85.61 %	90.99 %	6	90.66 %	16	17	
% of Funds Disbursed	81.86 %	85.85 %	6	81.06 %	43	43	
Leveraging Ratio for Rental Activities	8.26	10.94	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	97.08 %	98.98 %	6	81.27 %	63	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.36 %	79.74 %	5	68.23 %	58	55	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	92.31 %	87.71 %	3	79.86 %	82	76	
% of 0-30% AMI Renters to All Renters***	44.80 %	55.67 %	6	44.82 %	51	48	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	97.96 %	99.26 %	5	94.65 %	43	42	
<u>Overall Ranking:</u>			In State:	6 / 6	Nationally:	76	76
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$30,061	\$28,386		\$25,419	442 Units	34.00 %	
Homebuyer Unit	\$14,863	\$11,784		\$14,530	231 Units	17.80 %	
Homeowner-Rehab Unit	\$14,322	\$12,963		\$20,251	626 Units	48.20 %	
TBRA Unit	\$0	\$2,135		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Paul MN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$123,580	\$125,569	\$20,192
State:*	\$77,453	\$107,764	\$6,130
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	41.9	39.0	61.7	0.0
Black/African American:	38.5	21.6	9.6	0.0
Asian:	11.3	9.5	2.9	0.0
American Indian/Alaska Native:	1.8	0.9	1.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.2	0.0
American Indian/Alaska Native and White:	0.0	0.4	0.2	0.0
Asian and White:	0.0	0.4	0.0	0.0
Black/African American and White:	0.2	0.4	0.0	0.0
American Indian/Alaska Native and Black:	0.2	0.0	0.2	0.0
Other Multi Racial:	0.9	0.4	0.0	0.0
Asian/Pacific Islander:	2.1	14.3	12.8	0.0

ETHNICITY:

Hispanic	3.0	13.0	11.0	0.0
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HOUSEHOLD SIZE:

1 Person:	66.8	20.3	27.6	0.0
2 Persons:	12.0	18.6	19.8	0.0
3 Persons:	8.5	13.9	13.6	0.0
4 Persons:	7.6	15.2	14.1	0.0
5 Persons:	3.0	11.3	7.3	0.0
6 Persons:	1.6	6.5	4.2	0.0
7 Persons:	0.5	6.9	3.8	0.0
8 or more Persons:	0.0	7.4	9.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.7	28.6	16.6	0.0
Elderly:	38.5	1.7	19.3	0.0
Related/Single Parent:	21.9	26.4	22.8	0.0
Related/Two Parent:	5.5	34.2	37.5	0.0
Other:	1.4	9.1	3.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	21.9	0.0 [#]
HOME TBRA:	0.0	
Other:	39.9	
No Assistance:	38.2	

of Section 504 Compliant Units / Completed Units Since 2001 73

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Paul

State: MN

Group Rank: 76
(Percentile)

State Rank: 6 / 6 PJs

Overall Rank: 76
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	97.08	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	75.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.96	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.92	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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